

YCC 367 Newsletter

March 2008

In this issue, we will update you regarding a few new initiatives, and remind you of more established ones.

LANDSCAPING / GROUNDS

Contractor:

Spring is fast approaching (we hope) and we would like to inform you of a change of Landscaping contractors. After reviewing several companies, we have hired BONZAI LANDSCAPING INC. to take care of the property starting April 1, 2008. You will recognize their name as they have been providing landscaping services to YCC 256 for the last few years. Please note that being a large, professional company, their employees will not have time to stop and chat with homeowners. If you require any specific landscaping issue addressed, please call our property management company, Sterling Condominium Services Inc.; Marie Smith will be happy to advise you and instruct Bonzai as required.

Spring Planting & Lawns:

Our last frost date is normally at the end of April. This means that it is (usually, but not always) safe to plant from early May onwards. A few annuals, such as pansies, may be safely planted as soon as you can dig the soil, which is often sometime in April. Once the warmer weather does arrive, please remember to water your lawns deeply (at least 1" of water) once a week. You can easily measure your watering by placing an empty margarine (or similar) tub on your lawn as you water. Deep watering once a week encourages

deep, strong roots while shallow watering every day or two encourages shallow, weak roots. Also, remember the Markham By-law regarding watering: even numbered houses may water lawns on the even dates of the month, while odd numbers water on the odd numbered dates. (This By-law does not apply to plants other than grass.) The best time to water is early morning or late evening.

Sound Barrier & Tree Planting:

Since last Fall, the Board has been petitioning TPTB at Markham City Hall to install a sound barrier and plant more evergreen trees on the Bayview hill to help alleviate the noise and air pollution from the traffic on Bayview. The current noise level from traffic for many of the homeowners of YCC 367 is above 60 dBA. It is actually at 64.7 dBA for Woburn Way according to the recent study by the Transportation and Works Department, Regional Municipality of York and, as per York Region Noise Policy (2006), mitigation is to be considered for noise levels greater than 60 dBA. Hopefully, we will eventually win this campaign.

UNIT MAINTENANCE

Changes to the Common Elements:

Just a reminder to homeowners that should you wish to make changes to the common elements (including your front or back yard), you must make a request in writing to the Board of Directors. If you require further information regarding this policy, please contact Sterling. Information regarding the difference between Unit and Common Elements is available on the Blog along with access to the forms required to submit requests for changes.

Water Turn On:

You will probably want to turn on your outside water in May. We advise you to turn it on just a fraction at first to check for water pipe damage. This winter the weather was extremely cold, and it is possible that some water pipes burst without your knowledge (this is most likely to have occurred with the pipes to your backyard faucet). You won't discover whether or not this has happened until you turn on your outside water supply, therefore please do so with extreme caution. Otherwise you may have a flooded basement in no time at all. If you do discover you have a burst pipe, immediately call in a plumber to repair it. Please note that the internal cold water pipes are NOT part of the Common Elements and that this repair is an Owner responsibility.

Furnaces:

This is a reminder that the original furnaces are well over 30 years old. If you have not yet replaced your furnace with a new one, this might be a good time to enquire about it. The new energy-efficient furnaces purport to save money on heating costs over time. But, more importantly, the original furnaces are now old and may not be as safe as they once were. Whether you have a new or old furnace, please have it serviced and cleaned every year.

Fireplaces:

If you use your fireplace(s) regularly during the winter, please ensure that you have your chimney(s) cleaned annually. Again, this is for your own safety; you do not want a chimney fire. Also, for those with glass doors on their fireplace(s), please do not close the doors completely when the fires are lit. Closed doors cause excessive heat in the chimney and, again, may contribute to a chimney fire. Glass doors are not actually approved for use with zero clearance fireplaces. There are exceptions but if in doubt, check it out! If/when you have your chimney cleaned, it would also be appreciated if you would supply a copy of the invoice to Marie at Sterling,

as we are obliged to provide proof to our insurance company that such maintenance is being performed. Currently, we only have to show that regular fireplace cleaning is voluntarily being performed, although it is the right of the insurance company to require proof that all fireplaces in all units are cleaned annually.

Smoke & Carbon Monoxide Detectors:

By law, these are required to be installed on every floor of your townhouse. Check the batteries regularly.

Dryer Vents:

Please take the time in Spring (and Fall) to clean out your Dryer vents, both inside and outside the house. A build-up of lint is a fire hazard.

Garage Door Replacement:

Major repair to an "original" garage door is no longer cost effective. Rather than repair them, faulty garage doors are being replaced. Contact Sterling if you require information regarding garage door servicing and/or our garage door replacement program. Information is also available on the Blog (see below).

Window & Patio Door Replacement:

Contact Marie at Sterling if you require information regarding the Window and Patio Door replacement program. Information is also available on the Blog (see below).

Spring Walk-Around:

The Board of Directors will do their annual Walk-Around on the evening of May 15th. The Unit check-list will be distributed in April (or may be downloaded from the Blog at any time). If you have any Common Element repairs required, please be sure to fill in the check-list and return it to one of the Board Members at least a few days prior to the Walk-Around.

COMMUNITY

Widening of Bayview Avenue:

York Region's proposal to widen Bayview Avenue to six lanes is an ongoing saga. However, at the well-attended meeting in January, Markham council sent the issue back to the Region with the request to investigate more comprehensive solutions other than roadway widening. Several factors in addition to residents' concerns are involved, including how the Yonge subway proposal, all day Go and inter-regional/GTA plans for a transportation infrastructure (as part of the Move Ontario and GTTA agenda of the Provincial gov't) factor into the current strategy, which may have underestimated the influence of these issues or not considered them at all.

Parking:

This seems always to be a matter of concern. We would like to remind residents that they must park their vehicles in their garage or driveway. Visitors should park their cars in our Visitors Parking. The roads are posted as Fire Routes and must be left clear of vehicles. Please note that the City of Markham can tag cars parked on the road (even partially) and the fine is currently \$100.00. Also, if emergency vehicles do need to access the property (whether they are fire trucks, ambulances or police) you do not want to block their path. If your vehicle blocks their route they are entitled to push their way through, regardless of damage caused to your car.

Noise:

Summer is approaching and people will be entertaining outdoors. Please consider your neighbours and note that Markham By-laws state: *"Playing loud music outdoors is not allowed from 5 p.m. until 7 a.m. the following day (9 a.m. on Sundays). Shouting, whistling and singing is not allowed after 11:00 p.m. All other loud noises, such as honking horns and electronic sounds, are not permitted after 7 p.m. or on Sundays or statutory holidays (federal- or province-wide holidays)".*

Pets:

A reminder to practice responsible pet ownership. While the family pet is a loved member of your family, this affection may not be shared by everyone else in our community. In addition to obeying the Stoop & Scoop and Leash legal requirements, it is also important to be a good neighbour. Please, do NOT exercise your dog off-leash and do NOT allow your dog to urinate on any of your neighbours' lawns. Dog urine will kill grass and plants; cat urine, though unpleasant, will not. However, non-pet owners are also asked to understand that dogs and cats are part of our community. We recognize that pet issues will continue to be a source of complaints but hope that, with dialogue, mutual respect and consideration, most issues will be resolved amicably.

Bulk Garbage Removal / Yard Sale:

Homeowners often mention that they have surplus items they would love to get rid of. We are planning to arrange for a one-time bulk garbage removal for the whole complex (date yet to be determined, although it would be on a Thursday). However, this would be an ideal opportunity for homeowners to hold a Community Yard Sale the weekend prior. Items not sold can be "donated" to the bulk removal. VOLUNTEERS ARE REQUIRED to help organize the Yard Sale. If you are interested, please contact Barry Sims.

Pool:

The pool rules and schedule will be delivered early in June, as usual.

Neighbourliness:

Finally, if you have new neighbours, or you are a new homeowner here, please don't hesitate to say hello and introduce yourself. We're a small community of 48 homes and, on the whole, enjoy friendly, considerate relations with all our neighbours.

ANNUAL GENERAL MEETING

We will hold the meeting a few weeks earlier this year in order not to infringe too much on residents' summer evening enjoyment. The meeting will be held on June 3rd (sign in at 6:45 p.m.; call to order at 7:15 p.m.) at the Community Centre as usual. Please note that there are 2 Board positions up for election, those currently held by Howi Galin and Zoran Gadjanski. Both are for a period of 3 years. Nominations should be submitted to Marie Smith at Sterling ASAP so that this information can be included in the AGM package sent to all homeowners.

COMMUNICATION

YCC 367 Blog:

You will find useful and enlightening information on our blog. We also invite you to post your comments. Go to: <http://ycc367.blogspot.com>

Queries, Problems or Complaints:

If you have any issues you would like resolved, please contact Marie Smith at Sterling.

Newsletter:

If anyone would like to volunteer to assist with future newsletters please contact Pam Young.

CONTACT US

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Town of Markham web site:

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York Region web site:

<http://www.york.ca/default.htm>



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